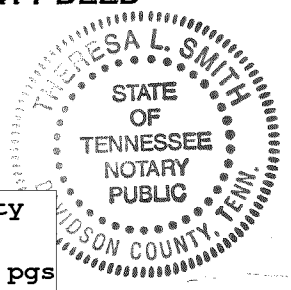
WARRANTY DEED



Karen Johnson Davidson County
Batch# 1413905 DEEDWARR
04/30/2026 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $13,135.00
20260430-0038610

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Galbierz	NEW OWNER	117-06-0-053.00
(NAME) 1815 Sweetbriar Ave	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we The Local Family Trust, dated July 14, 2021, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Andrew Galbierz and Julie Galbierz, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being the Easterly 105 feet of the Westerly 145 feet of the Northerly part of Lot No. 14 on the Plan of Hillsboro Heights, not of record, described according to a survey thereof made by W. B. Southgate, Engineer, May 1910, as follows:

Beginning on the Northerly margin of Hampton Avenue, 755 feet West of the center line of 23rd Avenue South; thence with the Northerly margin of said Avenue, Westwardly 105 feet to a point 40 feet East of the dividing line between Lots 13 and 14; thence Northwardly and parallel to said dividing line, 343.6 feet, more or less, to the Southerly line of Lot 6; thence with said line, Eastwardly 105 feet; thence Southwardly 343.3 feet, more or less, to the beginning.

Being the same property conveyed to David Steunebrink and Pamela Steunebrink, husband and wife by Warranty Deed from Shirley McGrew d/b/a the Benson Group, dated 10/26/2021, of record in Instrument No. 20211029-0145354, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Local Family Trust, dated July 14, 2021, David Berend Steunebrink and Pamela Valwyn Steunebrink, Co-Trustees by Quitclaim Deed from David Steunebrink and Pamela Steunebrink, husband and wife, dated 04/08/2025, of record in Instrument No. 20250411-0027145, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2312 Hampton Avenue, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the ~~30th~~ 27th day of April, 2026.

The Local Family Trust dated July 14, 2021

By: _____
David Berend Steunebrink, Co-Trustee

By: _____
Pamela Valwyn Steunebrink, Co-Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David Berend Steunebrink and Pamela Valwyn Steunebrink, Co-Trustees of the The Local Family Trust dated July 14,2021t with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and official seal at office on this 27th day of April, 2026.

_____
Notary Public:

My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company
126 Kedron Pkwy
Spring Hill, TN 37174

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/27, 2026.

Affiant

Date: April 30 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30 day of April 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.